

Gallatin County Subdivision Regulations – Section 6 (Density/Minimum Parcel Size)

OPTION #1: Minimum Parcel Size

B. Minimum Parcel Size/ Exceptions.

1. Minimum Parcel Size: The minimum parcel size for all subdivisions under the jurisdiction of Gallatin County and outside of a duly established zoning district adopted pursuant to Title 76, Chpt. 2, MCA, shall not be less than 160 acres. Any subdivision within a duly adopted zoning district shall be subject to the lot size or density requirements of that zoning district and this Section shall not apply.
2. Exceptions to Minimal Parcel Size Requirements: Subdivisions may exceed the minimum parcel size stated in Section 5.B.1 only as follows:
 - a. Transfer of Development Rights (TDRs): A subdivision within an area zoned as a TDR receiving area and where the development rights are transferred in accordance with the TDR requirements of the applicable zoning regulation.
 - b. Rural Cluster Development: A subdivision complying with the requirements of Section XX.
3. Statutory Exemptions: The requirements of Section 5.B.1 do not apply to any division of land or any subdivision created pursuant to Title 76, Chpt. 3, Part 2, MCA.

OPTION #2: Maximum Density

B. Maximum Density/ Exceptions.

1. **Maximum Density:** The maximum density for all subdivisions under the jurisdiction of Gallatin County and outside of a duly established zoning district adopted pursuant to Title 76, Chpt. 2, MCA, shall not exceed one lot/parcel type per 160 acres. Any subdivision within a duly adopted zoning district shall be subject to the lot size or density requirements of that zoning district and this Section shall not apply.
2. **Exceptions to Maximum Density Requirements:** Subdivisions may exceed the maximum density stated in Section 5.B.1 only as follows:
 - a. **Transfer of Development Rights (TDRs):** A subdivision within an area zoned as a TDR receiving area and where the development rights are transferred in accordance with the TDR requirements of the applicable zoning regulation.
 - b. **Rural Cluster Development:** A subdivision complying with the requirements of Section XX.
3. **Statutory Exemptions:** The requirements of Section 5.B.1 do not apply to any division of land or any subdivision created pursuant to Title 76, Chpt. 3, Part 2, MCA.

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